

POOR LEGIBILITY

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UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
75 Hawthorne Street
San Francisco, CA 94105

SFUND RECORDS CTR
88216241

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3918-93319

88216241

AR1769

JUL 03 2001

John Washington
VR Engineering
2149 East 5th Street
Tempe, AZ 85281-3023

RE: South Indian Bend Wash Superfund Site
Former Circuit Express Subsite, Tempe, AZ

Dear Mr. Washington:

This letter is in response to your telephone call of June 11, 2001 to the Environmental Protection Agency (EPA) requesting the status of our soil gas investigation at your property, the former Circuit Express facility, located at 2149 East 5th Street, Tempe, Arizona.

As required by the September 1993 Record of Decision (ROD), soil gas data is collected from each subsite and analyzed for volatile organic compounds (VOCs). This data is used to run the vadose zone transport model, which is referred to as VLEACH. This model predicts the potential for VOCs detected in the soil vapor samples to migrate through the soil and ultimately reach groundwater. The model also predicts any upward transport of VOCs into the ambient air. These results are then used in a risk assessment to determine if there is a potential threat to human health or the environment. The ROD requires performance of soil vapor extraction (SVE) when the model shows that such risks may exist.

As you already know, EPA conducted soil vapor sampling at the former Circuit Express Subsite as required by the ROD. The sampling was conducted in March, May, and June of 1997. Upon our preliminary evaluation of this data, it appears that the VOC levels are not sufficiently high enough to require clean up of soils at this time.

EPA's final determination regarding soil cleanup will not be documented until the focused remedial investigation report is finalized and a Plug-in Determination has been completed by EPA as described in the ROD. A Plug-in Determination document is not anticipated to be issued until the end of 2001 at the earliest.

There are groundwater liability issues that still need to be resolved for the SIBW site. However, at this time EPA does not currently plan to require the former Circuit Express facility to participate in future groundwater cleanup actions.

We are providing you with this information as a courtesy due to the urgency you expressed regarding the

We are providing you with this information as a courtesy due to the urgency you expressed regarding the impending sale of your property. This letter is based on facts currently known by EPA and is provided for informational purposes only.

If you have any further questions regarding EPA's investigation of this property, please feel free to contact EPA project manager Melissa Pennington at (415) 744-1141. If you have any questions of a legal nature, please contact Jim Collins, Assistant Regional Counsel at (415) 744-1345.

Sincerely,

A handwritten signature in cursive script, appearing to read "Daniel A. Meer".

Daniel A. Meer, Chief
Federal Facilities Cleanup Branch

Enclosure

cc: M. Pennington (EPA, SFD-8-2)
J. Collins (EPA, ORC-3)
E. Scott (ADEQ)

All concentrations are in mg/L
 "dup" denotes field duplicate sample

Date Port Depth ACEQ I.D.	March 12 & 14, 1997			May 2 & 5, 1997				June 23 & 24, 1997			
	Port A	Port B	Port C	Port A	Port B		Port C	Port A	Port B	Port C	
	4.5 ft	24 ft	52 ft	4.5 ft	24 ft	dup-24 ft	52 ft	4.5 ft	dup-4.5 ft	24 ft	52 ft
	QY970208	QY970209	QY970210	QY970226	QY970227	QY970238	QY970228	QY970246	QY970257	QY970248	QY970247
CONTAMINANT											
Chloromethane	0.002	0.002	0.002				0.015				
1,2-Dichloro-1,1,2,2-tetrafluoroethane (F-114)											
Vinyl chloride			0.002								
Bromomethane											0.029
Chloroethane		0.003	0.004				0.085				
Dichlorofluoromethane (F-21)	0.005	0.005	0.105								6.630
Trichlorofluoromethane (F-113)					0.014	0.012	8.586				
Bromoethane	0.003	0.016	8.933								0.194
Vinylidene Chloride (1,1-Dichloroethene)				0.005	0.006	0.007	0.308				
Dichloromethane (Methylene Chloride)		0.005	0.457				0.044				1.017
1,1,2-Trichloro-1,2,2-trifluoroethane (F-113)			0.061				1.232				25.485
1,2-Dichloroethene		0.002	1.486				27.286				0.128
1,1-Dichloroethane			30.327				0.19				
c-1,2-Dichloroethane	0.004		0.206	0.011	0.013	0.012	0.003				
Chloroform	0.015	0.012					0.023				
1,2-Dichloroethane							0.030	0.007	0.011	0.003	0.035
Methylchloroform (1,1,1-Trichloroethane)	0.010	0.017	0.085								
Benzene	0.002	0.004	0.025								
Tetrachloromethane (Carbon Tetrachloride)											
Dibromomethane											
1,2-Dichloropropane	0.010	0.007	0.165	0.017	0.012	0.011	0.019	0.011	0.015	0.029	7.428
Bromodichloromethane	0.014	0.037	8.48	0.020	0.045	0.046	7.722		0.017		
Trichloroethylene (TCE)											
c-1,3-Dichloropropene											
t-1,3-Dichloropropene											
1,1,2-Trichloroethane	0.010	0.007	0.008					0.019	0.027	0.015	0.064
Toluene		0.008	0.011			0.007					0.193
Dibromochloromethane			0.074			0.007	0.089				288.824
1,2-Dibromomethane	1.567	0.997	353.888	2.774	9.428	8.146	348.278	4.202	3.717	9.110	
Tetrachloroethylene (PCE)			0.003			0.002	0.003	0.005	0.012		0.034
Chlorobenzene	0.004	0.003	0.002					0.006	0.009	0.007	0.093
Ethylbenzene	0.014	0.012	0.009					0.023	0.032	0.025	
m/p-Xylene											
Styrene								0.009	0.012	0.009	0.032
1,1,2,2-Tetrachloroethane	0.008	0.005	0.004					0.004	0.006	0.004	0.021
o-Xylene								0.013	0.018	0.015	0.044
1,3,5-Trimethylbenzene	0.009	0.008	0.006						0.003		0.022
1,2,4-Trimethylbenzene											0.024
1,3-Dichlorobenzene											
1,4-Dichlorobenzene											
1,2-Dichlorobenzene											
1,2,4-Trichlorobenzene											
Hexachloro-1,3-butadiene											

Range of mass spectrometer (values from flame ionization detector)

* Compound concentrations beyond dynamic range of mass spectrometer (values from flame ionization detector)